



LEVEL 2

Your survey and valuation report

Property address

[Redacted]

Client's name

[Redacted]

Inspection date

[Redacted] 2022

Surveyor's RICS number

0068792

2

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About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see '*The inspection*' in section M) and
- a report based on the inspection (see '*The report*' in section M).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

A

About the inspection and report

- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions** that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

About the inspection

Surveyor's name

A P Gribbon

Surveyor's RICS number

0068792

Company name

Gribbon And Pelham

Date of the inspection

022

Report reference number**Related party disclosure**

We are not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

Front



Rear

Weather conditions when the inspection took place

Dry and clear.



About the inspection

Status of the property when the inspection took place

The property had floor coverings in position but was unfurnished.

B

Overall opinion

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, *'What to do now'*, and discuss this with us if required.

Summary of condition ratings

Overall opinion of property

This property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, we see no reason why there should be any special difficulty on resale in normal market conditions.

Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D4	Main walls	
D5	Windows	
D6	Outside doors	
E1	Roof structure	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F6	Drainage	

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D3	Rain water pipes and gutters	
D7	Conservatory and porches	

B

Summary of condition ratings

D8	Other joinery and finishes	
E2	Ceilings	
E6	Built-in fittings	
E8	Bathroom fittings	
F3	Water	
G1	Garage	
G3	Other	

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
E7	Woodwork	
E9	Inside other	
F5	Water heating	

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name	Comments (if applicable)
D9	Outside other	
F7	Common services	
G2	Permanent outbuildings	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

Detached house.

Approximate year the property was built

1928

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is traditionally constructed. External walls are of solid construction. In relation to the roof over the garage, this is formed of timber framework with tile hanging. The roof is pitched and tiled. There is a flat roof section with a felt covering. Floors are of timber and concrete.

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	3			1	1			
First		5	1	1				
Second								
Third								
Other								
Roof spaces								



Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

E50

Issues relating to the energy efficiency rating

None.

Mains services

A marked box shows that the relevant mains service is present.

☒

Gas

☒

Electric

☒

Water

☒

Drainage

Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

Other services or energy sources (including feed-in tariffs)

None.

Other energy matters

None.

Location and facilities

Grounds

Gardens to front and rear. Integral garage.

Location

The property is situated in an established residential area convenient for local amenities.

The property fronts a busy road and is affected by traffic noise and there is a railway line close by. These factors will deter some purchasers.

The road is made and adopted. Legal Advisers to confirm.

You should familiarise yourself with the locality and amenities before purchase.

The front door of the property is taken to face north.

Facilities

There is a range of shops, schools and transport facilities within a 3 mile radius.

Local environment

An online inquiry indicates that the property is at a medium risk of surface water flooding. We are not able to make any comment with regard to the history or future risk. Our report has been prepared on the basis that the property has not been affected by flooding. If enquiries reveal that previous flooding has occurred you should refer back to us for further advice. Saleability and insurability may be affected.

We believe subsoils in the area include shrinkable material such as clay which is prone to seasonal variations which can cause structural movement as a result of shrinkage and expansion.

Aside from these matters, we are not aware any other particular adverse environmental matters but no Environmental Search has been undertaken and one should be commissioned by your Legal Advisers on your behalf. If the report should reveal any adverse matters you should refer back to us for further advice.

D

Outside the property

Outside the property

Limitations on the inspection

Due to the close proximity of boundary fencing and obscuring trees part of the roof could not be seen.

D1 Chimney stacks

There are two chimney stacks, one of four flue type and the other single flue. They were seen to be acceptably plumb and true. There is a TV aerial attached to one of the chimneys and the fixing for this should be regularly checked.

1

The weatherproofing detail to the larger chimney is in the form of a cement fillet. We advise replacement with lead flashings when the roof covering is renewed.

Condition rating: 1



Principal Chimney

D2 Roof coverings

The roof is pitched and covered with clay tiles set on a timber frame beneath with timber boarding. Due to the close proximity of boundary fencing and obscuring trees part of the roof could not be seen.

3

There is deterioration to the cement bedding of the hip tiles. The roof tiles are now at the end of their design life. There is general lamination/deterioration evident and a number of missing tiles. There is some plant growth on the roof. We advise that the roof be stripped and retiled. You should obtain estimates for this work prior to exchange of Contracts.

Scaffolding or other means of safe access is required to carry out repairs, increasing the cost significantly.

There is a separate roof section over the garage of similar design and it would be prudent to replace this at the same time. Slight sagging was noted to these roof slopes. There is a dormer projection to this roof which is tile hung.

Part of this roof is flat with a felt covering. The life span of a flat roof covering is difficult to predict. The surface may appear sound, but a minor defect can cause deterioration to the fabric beneath. Such problems can go undetected for a period of time. Flat roof coverings should be checked

D

Outside the property

regularly and maintained. The felt was seen to be in satisfactory condition.

There is a separate clay tiled roof covering over the rear bay with a cement fillet detail at the abutment with the adjacent wall surfaces and this should be retiled at the same time.

Condition rating: 3



Bay Roof



Weathered Pointing

D3 Rainwater pipes and gutters

The rainwater goods are in plastic. Gutters should be checked regularly to prevent blockages which could lead to dampness and other defects. There is some debris in the gutters requiring clearing. In light of the number of trees within the vicinity the fitting of leaf protectors is advised.

2

Condition rating: 2

D4 Main walls

The walls are of solid construction. Solid walls are not inherently resistant to penetrating dampness and particularly in exposed locations dampness can occur. No issues were noted at the time of inspection but it is important that the external fabric of the building be adequately maintained.

3

There is evidence of movement to the building. Cracking was seen over the window opening to the kitchen and over the door opening to the side of the kitchen. The cracks are relatively small but we cannot exclude the possibility that there is a defect in the drainage system which could cause further movement. We therefore advise a test of the drainage system. Attention is drawn to section F6.

Facing elevations are partly in brickwork and pointing; this was seen to be in satisfactory condition.

Facing elevations are principally in render. Some localised hollow areas were noted and there is a small area of failure on the east facing elevation. In addition, the paintwork is flaking. The rendering should be repaired and redecorated.

In light of the age of the property it cannot be readily assumed that lintels have been provided over all window and door openings. You should anticipate that these may require installation or upgrading when windows and doors are replaced.

The gable walls to the front and rear are of single thickness brick construction. They exhibit no signs

Outside the property

of instability but you may wish to consider installing supporting piers.

There is tile hanging to the bedroom over the garage. This structure is formed of timber framework with an internal lining. Sagging of the structure has occurred as there is unevenness in the line of the tile hanging. The movement to this element of the building appears to have arrested. Bearing in mind the floors have been affected by woodboring beetle (see E4), the timber inspection referred to later (see E4) should extend to an examination of this concealed timber structure.

The first floor accommodation oversails the ground floor to the kitchen and there is slight deflection in the line of a timber fascia at the edge of this detail. It does appear that there has been slight sagging of the accommodation at first floor level and there is associated cracking to plaster internally. The movement similarly appears to be longstanding and non-progressive.

A felt damp proof course has been provided near the base of the walls. Concrete pavings are high on the east side of the buildings and should be reduced in height.

Within the morning room in particular, staining was noted to wall surfaces. This is largely dry but some localised high moisture meter readings were obtained and similar readings were also obtained to the dining room between the chimney breast and rear wall. There does not appear to be an extensive rising problem and indeed the dampness to the dining room is probably not associated with rising dampness. It could be due to a leak from the rainwater goods or from moisture transmitting from the support platform from the adjacent water butt.

Nevertheless, we advise you obtain a specialist report in relation to rising dampness and carry out remedial works as necessary. This report should be obtained prior to exchange of Contracts.

Condition rating: 3



Cracking - Render



Cracking - Render

D

Outside the property



Sagging - Tile Hanging

D5 Windows

The windows are of single glazed casement type with leaded lights.

Despite their age and some warping they are in fair condition to the front of the property. To the rear, however, they are in poor condition with decay evident and evidence of previous patch repairing. The windows have reached the end of their design life and wholesale replacement is required.

Condition rating: 3

3



Timber Decay

D6 Outside doors (including patio doors)

There is a timber front door. There is a timber door to the kitchen which is ill-fitting and replacement is required. There is a timber door to the dining room which is glazed. The glazing is not in safety glass; replacement is advised.

Condition rating: 3

3

Outside the property

D7 Conservatory and porches

There is an open porch over the front door.

2

The timber supporting structure has tilted slightly. The covering is thought to be in felt but was obscured by considerable climber growth which should be removed. The covering appears to be in poor condition and we advise stripping and refelting or replacement.

There is a separate masonry base to the porch which has settled but this has no doubt reached a point of arrest.

Condition rating: 2

Images for **Porch**



Porch

D8 Other joinery and finishes

The roof is enclosed by timber fascias, soffits and bargeboards. There is timber cladding to the walls. Redecoration is required.

2

Condition rating: 2

D9 Other

Not applicable.

NI

Condition rating: Not inspected

E

Inside the property

Inside the property

Limitations on the inspection

Floor coverings restricted inspection.

E1 Roof structure

Access to the roof is via a hatch contained within the landing ceiling.

The roof is formed of timber framework. The frame is overlaid with timber boarding.

Tile dust was noted within the roof space. Additionally, there is widespread staining of the boarding laid over the frame indicative of the deteriorating condition of the tiles. We reaffirm our view that the roof requires retiling.

There is a possibility that timbers have been affected by woodboring beetle. Attention is drawn to section E4. A specialist timber report should be obtained from a Property Care Association (PCA) registered contractor prior to exchange of Contracts. The inspection should cover the whole of the property.

Loft insulation is typically to a depth of 125mm in glass fibre quilt and this should be increased to 300mm. Care should be taken to ensure that the roof frame is adequately ventilated.

There is no formal ventilation to the roof frame. No issues with condensation were noted at the time of inspection. If problems should be encountered in the future then ventilation should be introduced.

When the roof is retiled, the frame should be overlaid with a breather membrane.

Disused water tanks remain within the roof space.

Condition rating: 3

3



Roof Frame



Staining - Roof Frame

E2 Ceilings

The ceilings are principally of lath and plaster but may in part be of plasterboard sheet.

Minor irregularities and undulations are present but these are not unusual for this type and age of property. Cosmetic works will be required when redecorating. Lath and plaster ceilings have a

2

Inside the property

limited life and are prone to loss of key and eventual collapse. Given the age of these ceilings this may happen unexpectedly. They will require eventual renewal. Care will need to be undertaken during refurbishment as ceilings can become weakened and fail.

Water staining was seen to the sloping ceiling to the bedroom over the garage where there has been leakage around the dormer. We have made a separate recommendation that the roof be stripped and retiled and therefore this does not require further investigation.

Condition rating: 2



Damp Staining

E3 Walls and partitions

Walls are principally of masonry type. There is no evidence of major structural movement to the internal fabric of the building. There are localised areas of plaster damage.

3

There are widespread plaster cracks, particularly to the kitchen but also at first floor level to bedroom number 3. These do not appear to be associated with an ongoing structural movement issue but we have made a separate recommendation that the drains be the subject of specialist inspection.

In relation to the room over the garage, walls are part finished with fibreboard which is an unsatisfactory material and replacement with plasterboard is advised.

You should anticipate the need for some replastering prior to future redecoration.

Within the larder cupboard we noted mould consistent with the presence of condensation. Condensation may be encountered during the course of normal occupation. If not managed correctly condensation can lead to mould growth which can have adverse health effects. Maintaining a reasonable balance between heating, ventilation and insulation should prevent excessive condensation.

Condition rating: 3

Inside the property



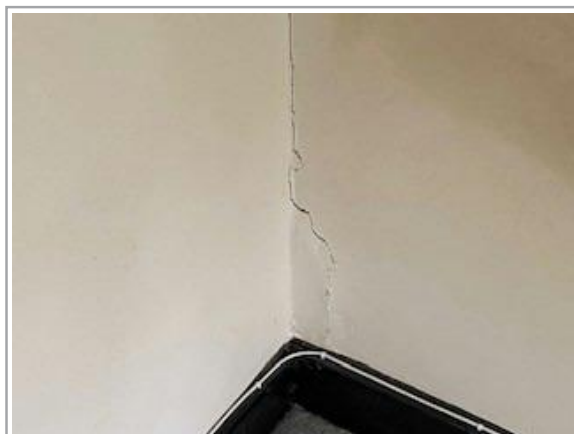
Localised Plaster Damage



Condensation Staining



Dampness Staining



Plaster Cracking

E4 Floors

Floor coverings restricted inspection.

The first floors are of suspended timber. They were found to be reasonably level and firm. Evidence of active timber infestation was seen to flooring within the room over the garage and other elements of the building may be affected. A specialist timber report has been recommended under section E1. This should extend to the whole of the property including floors at ground and first floor level.

The floors to the ground floor are principally of suspended timber. They were noted to be acceptably level and firm. The timber report should extend to an invasive inspection of the supporting structure at ground level.

The floors are partly in concrete. They were noted to be acceptably level. Where moisture meter reading were taken these were noted to be satisfactory.

Condition rating: 3

3

Inside the property



Timber Infestation

E5 Fireplaces, chimney breasts and flues

There are three fireplaces at first floor level with gas fires and two at ground level. The gas fires are obsolete and should be removed. If they are to be retained inspection by a 'Gas Safe' registered engineer is required.

3

Within the roof space we noted tar staining to the chimney breast suggesting that the flue linings have deteriorated. If you intend reinstating any open fires the flues will need to be swept and tested and most likely relined. Full inspection by HETAS registered engineer is required.

Condition rating: 3



Tar Staining - Roof Space



Gas Fire

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

Kitchen fittings are obsolete and in need of replacement.

2

Condition rating: 2

Inside the property



Kitchen

E7 Woodwork (for example staircase joinery)

General internal joinery is in satisfactory condition. The stairs have been traditionally formed in timber and the structure is enclosed beneath.

1

Condition rating: 1

E8 Bathroom fittings

Fittings are obsolete and in need of replacement.

2

Condition rating: 2



Bathroom



Inside the property

E9 Other

Battery operated smoke alarms have been provided. The fitting of mains wired heat/smoke alarms is advised.

1

Condition rating: 1

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Limitations on the inspection

F1 Electricity

Safety warning: The Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety First.

Mains is connected. The meter and consumer unit are located to the morning room.

3

The installation has been the subject of partial upgrading with a modern consumer unit. Old elements of the system remain. There is an inadequate number of electrical sockets to some rooms. The full extent of the work required on the system cannot be established without a specialist report.

In the circumstances you must obtain a specialist electrical report from an NICEIC/ECA registered contractor prior to exchange of Contracts.

Where the installation has been upgraded there is a possibility that part P Certification may have been required and Legal Advisers should confirm that this is in place.

Condition rating: 3



Consumer Unit



Consumer Unit

Services

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Mains is connected. The meter is located to the larder.

3

If a recent test certificate, dated within the last twelve months, is not available for the gas supply and appliances then we recommend they are tested by a 'Gas Safe' registered engineer prior to future use.

There are no visible carbon monoxide detectors. It is recommended that mains controlled carbon monoxide detectors are provided and serviced in accordance with manufacturer's instructions.

Condition rating: 3

F3 Water

Mains water is connected. Plumbing is principally in a mixture of copper and plastic but old steel and lead pipework remains that should be replaced. The incoming water main has been renewed.

2

Water is stored in a plastic tank to the roof space. This should be provided with a cover. Insulation is required for the feed and expansion tank for the central heating system.

Condition rating: 2



Stopcock



Lead/steel Pipework

F4 Heating

Central heating is provided by a Potterton Profile gas fired boiler located to the cloakroom. The boiler serves radiators to the majority but not all rooms. The visible circulating pipework and radiators was seen to be in satisfactory condition.

3

The boiler is at least 30 years old and has exceeded its design life. The service history is not known;

Services

replacement is required.

Condition rating: 3



Boiler

F5 Water heating

Hot water is believed to be provided by the gas fired boiler and is stored in a copper cylinder to the airing cupboard. There is a fitted immersion heater and thermostat and a foam insulating jacket. No leakage was noted.

1

Condition rating: 1



Hot Water Cylinder

Services

F6 Drainage

Mains is assumed to be connected but this should be confirmed by Legal Advisers.

3

Drains may be shared with other properties and Legal Advisers should confirm rights and responsibilities in relation to this.

Please note that under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, any private sewer or lateral drain which, immediately before 1st July 2011, communicated with a public sewer transferred to the relevant water company on 1st October 2011. Legal Advisers should check the arrangements for maintenance and repair with the local water company.

There are soil and vent pipes to the front and side of the property.

An inspection chamber was located to the front of the house and there are two to the side. The chambers were found to be clear with no evidence of blockage. Attention, however, is drawn to observations regarding cracking noted internally and externally. We advise a test of the drainage system to ensure that there are no concealed leaks.

There is a separate chamber to the verge to the front of the site. This appears to relate to surface water drainage and we assume that this is not your responsibility. Legal Advisers to confirm.

Condition rating: 3



Drainage Chamber

F7 Common services

Not applicable.

NI

Condition rating: Not inspected

G

Grounds

(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in sheet material to the ceiling of the garage. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive. Specialist advice should be sought before carrying out any work to these components. The cost of removal may be high.

G1 Garage

There is an integral garage. This is formed of brick and block walls incorporating a damp course. There are timber doors to the front and rear. The floor is in concrete incorporating a drainage gully. 2

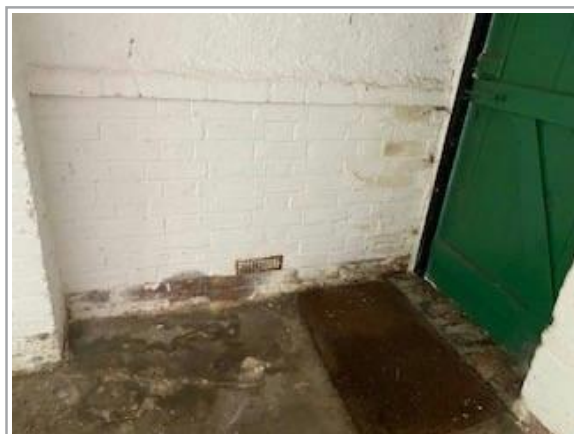
The structure is adequate for its purpose but the following should be noted:-

1. Some dampness was noted to the walls which is partly penetrating and this will be difficult to completely eradicate. Dampness will persist below the level of the damp course. The floor is cracked and worn and does not incorporate a damp proof membrane. Some dampness will be encountered. You may wish to consider replacement.
2. Timber doors have dropped to the front of the structure. This is partly associated with the general sagging of the timber frame structure at first floor level.
3. The sheet material to the ceiling is believed to be an asbestos containing material. Visible parts do not appear damaged, but this material can be a health hazard. Specialist advice should be obtained before carrying out any work affecting these components.
4. The timber window to the side is decayed and should be replaced.

Condition rating: 2



Ceiling - Possible Asbestos



Dampness - Garage

Grounds (including shared areas for flats)



Sagging Door Frame

G2 Permanent outbuildings and other structures

There is a timber lean-to and a shed. These are non-permanent structures that have not been inspected.

NI

Condition rating: Not inspected

G3 Other

The property occupies a broadly rectangular shaped plot of land with an in and out driveway.

2

There are various trees on site within a zone of influence of the building. Tree roots can be damaging to building structures and services particularly on shrinkable subsoils. Any trees close to the house should be the subject of prudent ongoing management. You should seek advice from an Arboriculturalist.

Legal Advisers should establish whether there are any Tree Preservation Orders (TPO's). It is considered unlikely that the trees are associated with minor movement seen to the property.

Boundaries are marked by brick walls, timber fencing panels and hedges. Some deterioration was noted to timber fencing panels and repairs/renewals are required. Legal Advisers should confirm responsibility for boundary maintenance.

The property is in an area at an apparent medium risk of surface water flooding. Legal Advisers should confirm that there is no flooding history. If it transpires that flooding has been a previous issue you should refer back to us for further advice. Saleability and insurability may be adversely affected.

There has been much publicity in recent years with regard to Japanese Knotweed and its effect on residential property. This plant will not be in flower at this time of year and is very difficult to identify. No obvious evidence of Japanese Knotweed was noted on site.

Condition rating: 2

G

Grounds (including shared areas for flats)



Trees

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



Issues for your legal advisers

H1 Regulation

Legal Advisers should verify that consent or certification exists for the following features:-

F1: Electricity - Part P certification.

H2 Guarantees

Your Legal Advisers should be asked to establish if guarantees or test certificates exist for the following features:-

F2: Gas - test certificate.

H3 Other matters

We are told by the selling agents that the property is Freehold. You should ask your Legal Advisers to confirm this and explain the implications.

Legal Advisers should explain your rights and obligations in relation to:-

C: About the property - road status.

F6: Drainage - mains/shared drainage/surface water drainage - responsibility.

G3: Other - boundaries/Tree Preservation Orders (TPO's)/flooding history.



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

Risks

I1 Risks to the building

D2: Roof coverings - deterioration.
D3: Rainwater pipes/gutters - debris.
D4: Main walls - structural movement/defective render/dampness.
D5: Windows - timber decay.
D7: Porch - weathered roof covering.
E1: Roof structure - possible timber infestation/dampness/lack of ventilation.
E2: Ceilings - damp penetration.
E4: Floors - timber infestation.
F3: Water - old steel/lead pipework/lack of insulation/inadequate cover.
F6: Drainage - risk of leakage.
G1: Garage - dampness/decay.
G3: Other - possible flood risk/trees.

I2 Risks to the grounds

F6: Drainage - risk of leakage.
G3: Other - possible flood risk.

I3 Risks to people

D6: Outside doors - lack of safety glass.
E3: Walls & partitions - mould/condensation.
E5: Fireplaces, chimney breasts & flues - gas fire - unknown service history.
F1: Electricity - lack of test certificate.
F2: Gas - lack of test certificate/lack of mains wired carbon monoxide detector.
F3: Water - lead pipework.
F4: Heating - old boiler/unknown service history.
G1: Garage - possible asbestos.

Risks

I4 Other risks or hazards

None.

J

Property valuation

Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on as inspected was:

In my opinion the current reinstatement cost of the property (see note below) is:

Tenure

Area of property (sq m)

Freehold

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Property valuation

Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

None.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to form opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

The valuation figure provided has regard to the stated condition of the property at the time of the inspection. However, this valuation does not take into consideration any adverse comments or recommendations which may be contained within any specialist or further reports suggested in the main body of this report. A revised valuation will be provided upon receipt of any such specialist report.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0068792

Phone number

01276 671180

Company

Gribbon And Pelham

Surveyor's address

1a Treetops Avenue, Camberley, Surrey, GU15 3UT

Qualifications

MRICS

Email

agribbon@gribbonandpelham.co.uk

Website

www.gribbonandpelham.co.uk

Property address

[REDACTED]

Client's name

[REDACTED]

Date this report was produced

[REDACTED] 2022

I confirm that I have inspected the property and prepared this report.

Signature

Security Print Code [REDACTED]



What to do now

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

The service

The RICS Home Survey – Level 2 (survey and valuation) service includes:

- a physical **inspection** of the property (see '*The inspection*' below)
- a **report** based on the inspection (see '*The report*' below) and
- a **valuation**, which is part of the report (see '*The valuation*' below).

The surveyor who provides the RICS Home Survey – Level 2 (survey and valuation) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey and valuation) report will identify and list the risks, and explain the nature of these problems.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see '*Reinstatement cost*' below).

Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been ‘adopted’ (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs).

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015*, in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: *These terms form part of the contract between you and the surveyor.*

This report is for use in the UK.



Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

Complaints handling procedure

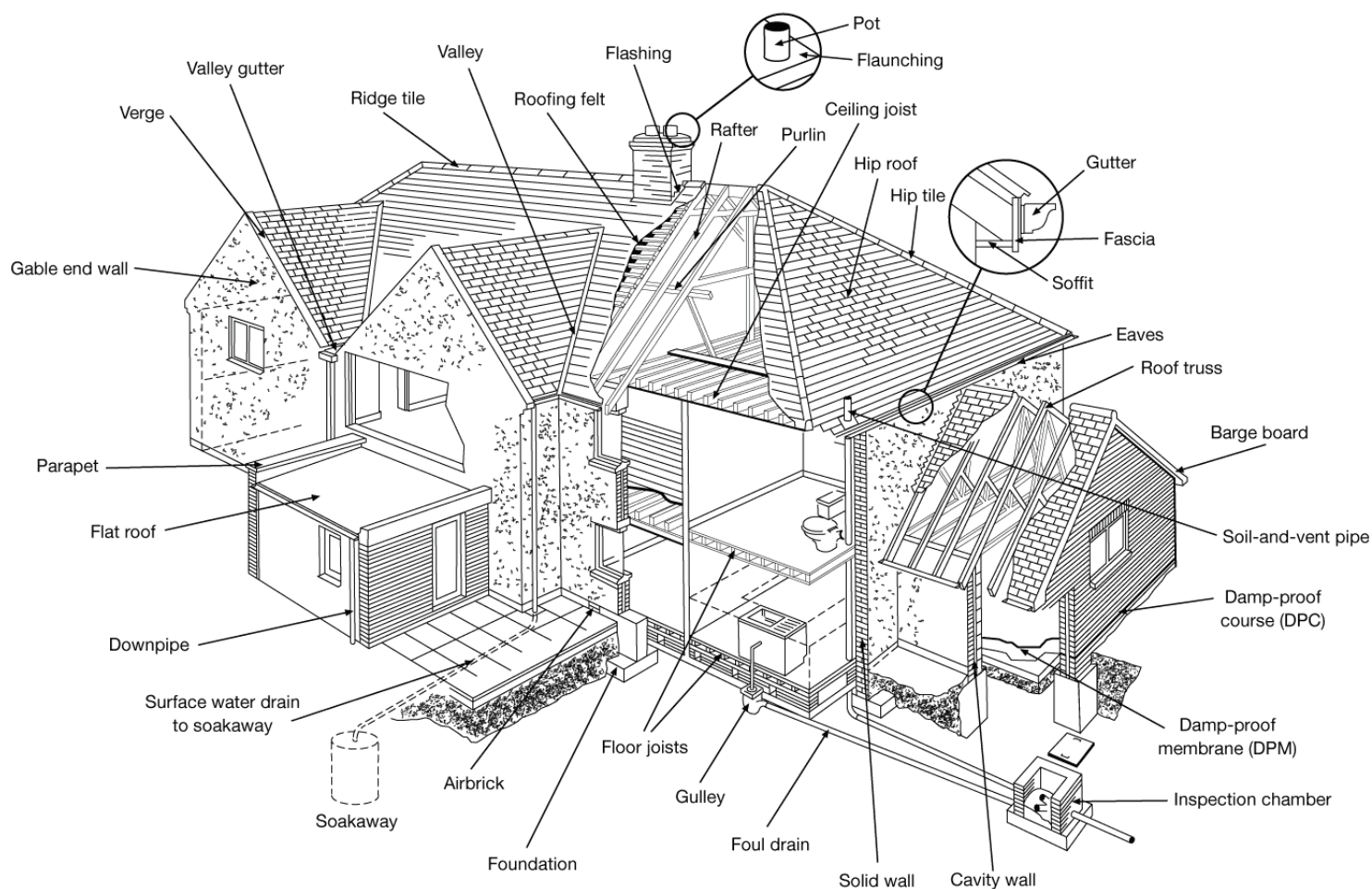
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

N

Typical house diagram

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



RICS disclaimer

You should know...

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In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.
Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Maintenance tips

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.



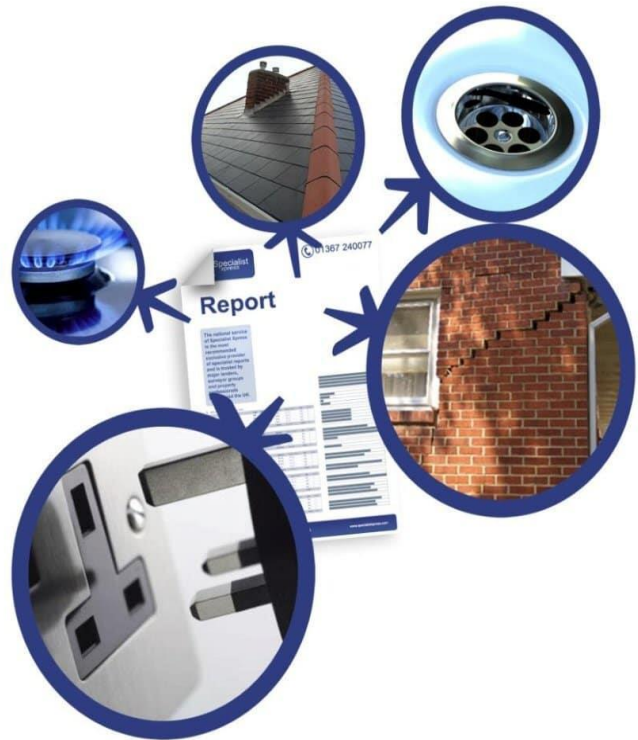
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